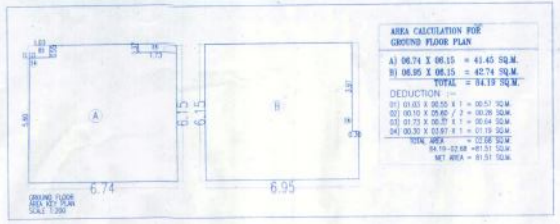
## F.S.I. STATEMENT (SQ.M.)

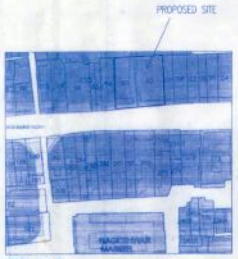
| FLOOR | PROPOSED COMM. AREA | PROPOSED RES. AREA | BUILT UP AREA | PERMISSIBLE BALCONY 15% | PROP. BALCONY | NET B/UP B/OP AREA | STAIRCASE AREA | LIFT AREA | TENEMENT VARIANCE 50.1% 40 SMT | TERRACE AREA | BUILDING HEIGHT | COVERAGE AREA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| GROUND | 81.51 | ---- | 81.51 | ---- | ---- | | ---- | | 00 | ---- | | |
| FIRST FLOOR(PARKING) | ---- | ---- | ---- | ---- | ---- | | ---- | | 00 | ---- | | |
| SECOND | ---- | 290.99 | 290.99 | 43.64 | 39.47 | | 13.39 | | 07 | ---- | 23.95 M. | 290.99 |
| THIRD | ---- | 293.70 | 293.70 | 44.05 | 39.47 | | 13.39 | | 07 | ---- | | |
| FOURTH | ---- | 288.58 | 288.58 | 43.28 | 39.47 | 1830.69 | 13.39 | 04.62 | 07 | ---- | | |
| FIFTH | ---- | 288.58 | 288.58 | 43.28 | 39.47 | | 13.39 | | 07 | ---- | | |
| SIXTH | ---- | 288.58 | 288.58 | 43.28 | 39.47 | | 13.39 | | 07 | ---- | | |
| SEVENTH | ---- | 288.81 | 288.81 | 44.82 | 39.86 | | 13.39 | | 08 | ---- | | |
| TOTAL | 81.51 | 1749.18 | 1830.69 | 263.35 | 237.01 | 1830.69 | 80.34 | 04.62 | 43 | ---- | 23.95 M. | 290.99 |




**AREA CALCULATION FOR GROUND FLOOR PLAN**

A) 06.74 X 06.15 = 41.45 SQ.M.
B) 06.95 X 06.15 = 42.74 SQ.M.
TOTAL = 84.19 SQ.M.

DEDUCTION :-
01) 01.03 X 00.55 X 1 = 00.57 SQ.M.
02) 00.10 X 05.80 / 2 = 00.29 SQ.M.
03) 01.73 X 00.57 X 1 = 00.64 SQ.M.
04) 00.30 X 03.67 X 1 = 01.10 SQ.M.
TOTAL AREA = 03.60 SQ.M.
84.19-02.68 =81.51 SQ.M.
NET AREA = 81.51 SQ.M.

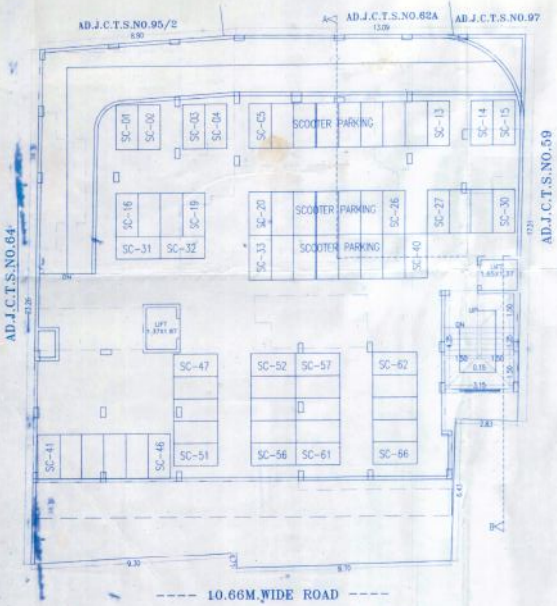



SITE PLAN
NOT TO SCALE

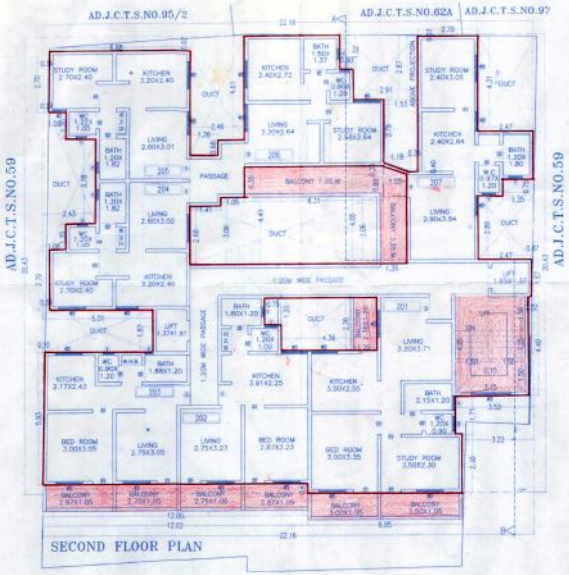
**BALCONY AREA STATEMENT**

2ND,3RD,4TH,5TH,6TH FLOOR
B1) 12.02 X 01.20 X 1 = 14.42.SMT.
B2) 06.95 X 01.20 X 1 = 08.34.SMT.
B3) 02.36 X 01.20 X 1 = 02.83.SMT.
B4) 06.31 X 01.35 X 1 = 08.52.SMT.
B5) 01.05 X 00.36 / 2 = 00.19.SMT.
B6) 01.05 X 00.99 X 1 = 01.04.SMT.
B7) 01.35 X 03.06 X 1 = 04.13.SMT.
TOTAL = 39.47.SMT.
(39.47X05) = 197.35.SMT.

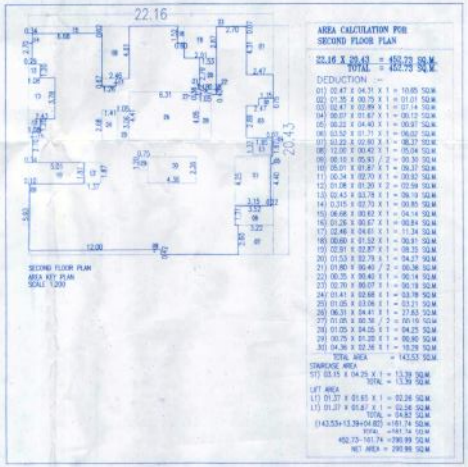
7TH FLOOR
B1) 12.02 X 01.20 X 1 = 14.42.SMT.
B2) 06.95 X 01.20 X 1 = 08.34.SMT.
B3) 02.36 X 01.20 X 1 = 02.83.SMT.
B4) 07.36 X 01.35 X 1 = 09.94.SMT.
B5) 03.08 X 01.35 X 1 = 04.13.SMT.
TOTAL = 39.66.SMT.
(197.35+39.66) = 237.01.SMT.
TOTAL BALCONY AREA = 237.01.SMT.




PARKING FLOOR PLAN(FIRST FLOOR)




SECOND FLOOR PLAN




SECOND FLOOR PLAN
AREA KEY PLAN
SCALE 1:200

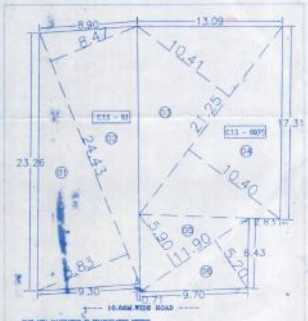
**AREA CALCULATION FOR SECOND FLOOR PLAN**

22.16 X 20.43 = 452.73 SQ.M.
TOTAL = 452.73 SQ.M.

DEDUCTION :-
01) 02.47 X 04.31 X 1 = 10.65 SQ.M.
02) 01.35 X 00.75 X 1 = 01.01 SQ.M.
03) 02.47 X 02.89 X 1 = 07.14 SQ.M.
04) 00.07 X 01.67 X 1 = 00.12 SQ.M.
05) 00.23 X 04.40 X 1 = 00.97 SQ.M.
06) 03.52 X 01.71 X 1 = 06.02 SQ.M.
07) 03.23 X 02.80 X 1 = 09.37 SQ.M.
08) 12.00 X 00.42 X 1 = 05.04 SQ.M.
09) 00.15 X 05.93 / 2 = 00.30 SQ.M.
10) 05.01 X 01.67 X 1 = 08.37 SQ.M.
11) 00.34 X 02.70 X 1 = 00.92 SQ.M.
12) 01.08 X 01.20 X 2 = 02.59 SQ.M.
13) 02.43 X 03.78 X 1 = 09.19 SQ.M.
14) 0.315 X 02.70 X 1 = 00.85 SQ.M.
15) 06.66 X 00.67 X 1 = 04.14 SQ.M.
16) 01.26 X 00.67 X 1 = 00.84 SQ.M.
17) 02.46 X 04.61 X 1 = 11.34 SQ.M.
18) 00.60 X 01.52 X 1 = 00.91 SQ.M.
19) 02.91 X 02.87 X 1 = 08.35 SQ.M.
20) 01.53 X 02.78 X 1 = 04.27 SQ.M.
21) 01.80 X 00.40 / 2 = 00.36 SQ.M.
22) 00.35 X 00.40 X 1 = 00.14 SQ.M.
23) 02.70 X 00.07 X 1 = 00.19 SQ.M.
24) 01.41 X 02.68 X 1 = 03.78 SQ.M.
25) 01.05 X 03.06 X 1 = 03.21 SQ.M.
26) 06.31 X 04.41 X 1 = 27.83 SQ.M.
27) 01.05 X 00.36 / 2 = 00.19 SQ.M.
28) 01.05 X 04.05 X 1 = 04.25 SQ.M.
29) 00.75 X 01.20 X 1 = 00.90 SQ.M.
30) 04.36 X 02.36 X 1 = 10.29 SQ.M.
TOTAL AREA = 143.53 SQ.M.

STAIRCASE AREA
ST) 03.15 X 04.25 X 1 = 13.39 SQ.M.
TOTAL = 13.39 SQ.M.

LIFT AREA
LT) 01.37 X 01.65 X 1 = 02.26 SQ.M.
LT) 01.37 X 01.67 X 1 = 02.28 SQ.M.
TOTAL = 04.62 SQ.M.
(143.53+13.39+04.62) =161.74 SQ.M.
TOTAL =161.74 SQ.M.
452.73-161.74 =290.99 SQ.M.
NET AREA = 290.99 SQ.M.




PLOT AREA CALCULATION BY TRIANGULATION METHOD
AS C.T.S. NO.60/2 AFTER AMALGAMATION

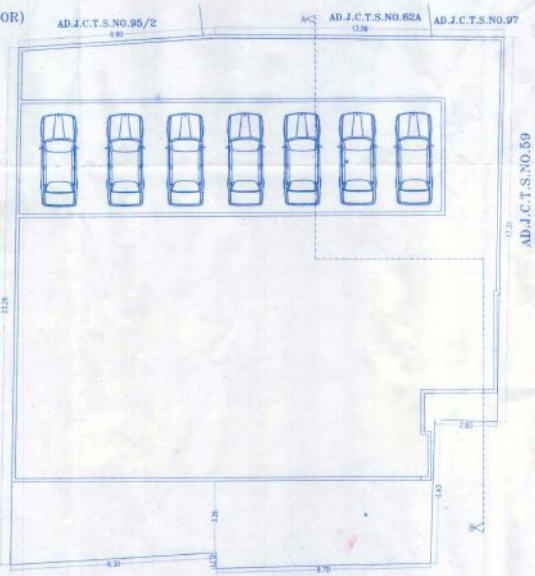
1) 0.50 X 08.83 X 24.43 = 107.85 SMT.
2) 0.50 X 06.47 X 24.43 = 103.46 SMT.
3) 0.50 X 21.25 X 10.41 = 110.60 SMT.
4) 0.50 X 21.25 X 10.40 = 110.50 SMT.
5) 0.50 X 11.99 X 05.20 = 31.19 SMT.
6) 0.50 X 11.99 X 05.20 = 30.94 SMT.
TOTAL = 498.40 SMT.

**AREA STATEMENT(BEFORE AMALGAMATION)**

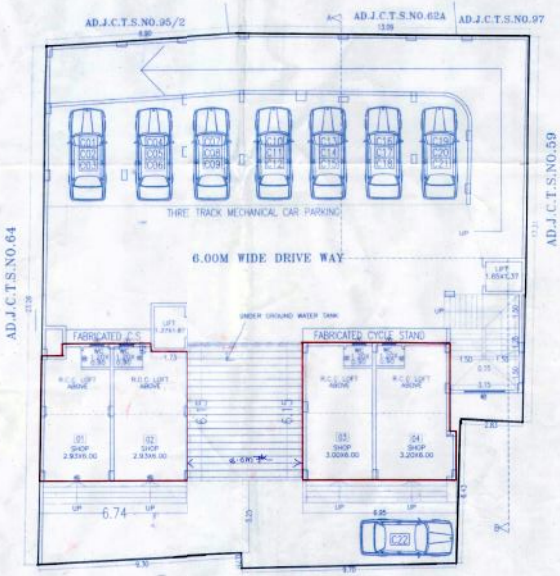
| C.T.S. NO. | AREA AS PER D.C. | AREA AS PER P.R.C. | MIN. AREA TAKEN | AREA UNDER ROAD | NET PLOT AREA |
|---|---|---|---|---|---|
| 60(P) | 287.14 | 293.25 | 287.14 | ---- | 453.54 |
| 63 | 211.31 | 166.40 | 166.40 | ---- | |
| TOTAL | 498.45 | 459.65 | 453.54 | ---- | |

**AREA STATEMENT (APTER AMALGAMATION)**

| C.T.S. NO. | AREA AS D.C. | AREA AS PER P.R.C. | MIN. AREA TAKEN | AREA UNDER ROAD | NET PLOT AREA |
|---|---|---|---|---|---|
| 60(P)+63 | 498.45 | 459.65 | 453.54 | ---- | 453.54 |




PIT FLOOR PLAN




GROUND / PARKING FLOOR PLAN

STAMP OF APPROVAL 01/03

APPROVED SUBJECT TO CONDITIONS
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 1010/2019
Building Inspector — Deputy Engineer P.M.C.
POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED POONA

| AREA STATEMENT | SQ.M |
|---|---|
| 1a) AREA OF PLOT (AS PER P.R.C) | 498.45 |
| 1b) AREA OF PLOT (as per D.C.) | 498.45 |
| 1c) AREA OF PLOT (AS PER AMALGAMATION) | 453.54 |
| 2) DEDUCTIONS FOR | |
| (b) AREA UNDER R./W. AREA (9.00MT PROPOSED) | ---- |
| 3) NET PLOT AREA | 453.54 |
| 4) ADDITION FOR | |
| (b) AREA UNDER R.D. R./W. AREA (9.00MT PROPOSED) | ---- |
| 6) NET GROSS PLOT AREA | 453.54 |
| 7) NORMAL F.S.I. (453.54 X 2.00) | 907.08 |
| 8) ADDITION F.S.I TENANT= 60-22 | |
| 8A) 1)27.87X21=585.27<br>2)32.51X01=32.51 (585.27+32.51)=617.78 | 617.78 |
| 8B) 617.78X0.5=308.89 | 308.89 |
| TOTAL AREA (8A+8B) | 926.67 |
| 9) TOTAL PERMISSIBLE F.S.I. (7+8) | 1833.75 |
| 10) EXISTING COMMERCIAL AREA | ---- |
| 11) EXISTING RESIDENTIAL AREA | ---- |
| 12) PROPOSED COMMERCIAL AREA | 81.51 |
| 13) PROPOSED RESIDENTIAL AREA | 1749.18 |
| 14) EXCESS BALCONY AREA TAKEN IN F.S.I. | ---- |
| 15) TOTAL PROP BUILT UP AREA (RES.) | 1830.69 |
| 16) F.S.I. CONSUMED | 0.996 |
| 17) COVERAGE PERMISSIBLE (1/2) | ---- |
| 18) COVERAGE PROPOSED | ---- |
| 19) PERMISSIBLE TENEMENT [250 T/HEC] | ---- |
| 20) PROPOSED TENEMENT | 43 NOS |

SPECIFICATIONS

LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGELINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

SCHEDULE OF OPENINGS

| | | | |
|---|---|---|---|
| D | 1.00 X 2.10 | W2 | 1.20 X 1.20 |
| D1 | 0.90 X 2.10 | W3 | 1.20 X 0.90 |
| D2 | 0.75 X 2.10 | V | 0.60 X 0.90 |
| F.D. | 1.80X 2.10 | R.S. | 2.90 X 2.10 |

OWNER'S NAME AND ADDRESS — OWNER'S SIGN

FOR -Mr GANESH BIDKAR

PROJECT

PROPOSED BUILDING AT C.T.S.NO.60/2 SOMWAR, PUNE.

ARCHITECT'S SIGN. — NORTH


ARCHITECTS
KANHEKAR PRAKASH
572, SHANIWAR PETH, PUNE 411002.
OPP. KESARI WADA, PUNE
TELEPHONE - 24480669


| JOB NO. | DRG.NO. | SCALE | DRAWN BY | CHECK BY |
|---|---|---|---|---|
| | | 1:100 | ARJUN | |
| | | | 27/06/2019 | |

D:\ARJUN D\GANESH BIDKAR\SOMWAR PETH\AT C.T.S.NO. 60+63\AD.D.rg\AD.D.rg-13.dwg